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Colliers, as exclusive advisor, is pleased to present the opportunity to acquire The West at 2445 W Dunlap (the "Property"), a ±80,925 square foot, ±6.5-acre campus that is 99% occupied by three educators. Brookline College, a nursing and allied health services school, anchors The West and occupies 73% of the campus. The Property is also home to prominent locations for the Arizona State School for the Deaf and Blind as well as Soar Education.

Centrally located in an Opportunity Zone and adjacent to Interstate 17, a major freeway corridor, and a short walk from a Valley Metro light rail station, the site provides convenient access to more than 2.7 million residents within a 30-minute drive.

This Property offers investors a significant opportunity to enjoy stabilized, reliable income from institutional-quality educators with complementary tenancy; along with future upside through below market rents and transit oriented development opportunities.

THE West

2445 W DUNLAP AVENUE
PHOENIX, AZ 85021

An Education Campus that is 99% Occupied
By Three Education Organizations





PRICING SUMMARY

ASKING PRICE \$16,000,000

PER SQUARE FOOT \$198

CAPITALIZATION RATE 7.87%
- YEAR 1



INVESTMENT HIGHLIGHTS

STABLE CASH FLOW – TREMENDOUS UPSIDE

This campus has been Brookline's flagship Arizona campus for more than 16 years; Soar Education just entered into a 10-year term; and Arizona State School for the Deaf and Blind ("ASDB"), began its occupancy in 2024 on a five year term. Average rents are 18.5% below market, with all renewal options at market rates, offering near-term stability and an excellent opportunity for tremendous cash flow growth and value appreciation.

FLEXIBLE EXIT STRATEGIES

While an investor can enjoy stabilized cash flow through institutional-quality, essential education providers, the generous ±6.5-acre site is a great redevelopment site now or well into the future due to its zoning for medium to high density under the Walkable Urban Code, and being short walk to a light rail station within an Opportunity Zone.

IDEAL OCCUPANTS FOR THIS TRADE AREA

The West's central location in a densely populated area offers easy access to a large student base, with convenient connections to Greater Phoenix via freeways, arterials roads, and a nearby light rail station.



PROPERTY SUMMARY



ADDRESS

2445 West Dunlap Avenue
Phoenix, AZ 85021

BUILDING SIZE

±80,925 square feet

SITE AREA

±6.5 acres (±283,059 square feet)

PERCENT LEASED

99% to three education organizations

YEAR BUILT / REMODELED

1996 / 2005, 2009, & 2023

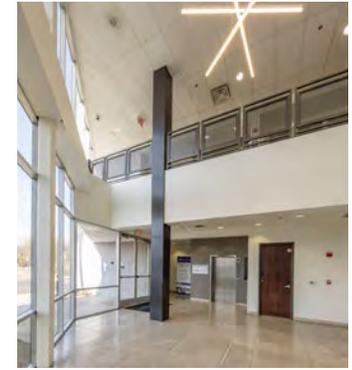
PARKING

±6.3 per 1,000 square feet

ZONING

Walkable Urban Code T5:5

LOCATED IN AN OPPORTUNITY ZONE



LOCATION HIGHLIGHTS

EASY, STRATEGIC ACCESS

More than 2.7 million people can reach this centralized location within a 30-minute drive via easy access to Interstate 17, a major highway in Greater Phoenix and the newly completed Metro Light Rail Station adjacent to The West.

WELL DESIGNED CAMPUS, EASY ACCESS, AND CONVENIENT PARKING

Students, visitors and employees enjoy the well-designed campus, which offers easy site circulation and safe access from Dunlap Ave at a signalized intersection, as well as via Townley Ave. The site's generous parking surrounds the building on three sides.

WALKABLE URBAN CODE ZONING THAT IS WITHIN AN OPPORTUNITY ZONE UNLOCKS FUTURE REDEVELOPMENT POTENTIAL

The site has already been reclassified as The Walkable Urban Code, T5:5, by the City of Phoenix through Zoning Case 113-23, paving the way for prime future medium to high density, mixed use redevelopment should an owner opt for a higher and better use beyond its current educational occupancy. Being within an Opportunity Zone provides enhanced incentives for future development.

DEMOGRAPHICS (5-MILE RADIUS):

Dense population base:

451,444



Average household income:

\$97,574

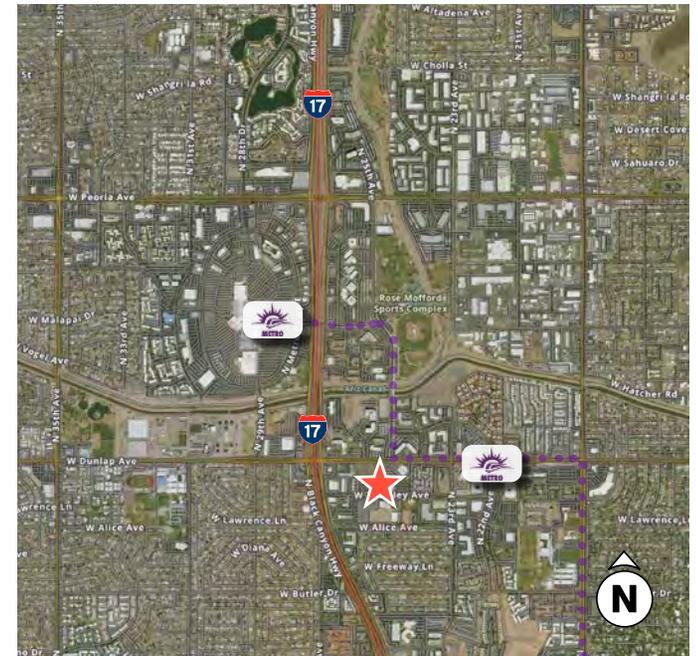


Average housing value:

\$493,540



A **diverse** and **abundant** labor pool with more than **2.7 million people** within a **30-minute** drive.





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